

FOR SALE - 52,500 +/- SQFT INDUSTRIAL PORTFOLIO

1430 YOSEMITE AVENUE

SAN FRANCISCO, CA



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HCM
Commercial Properties

Executive Summary

HCM Commercial Properties is pleased to present the opportunity to acquire 1430 Yosemite Avenue, a rare full-block industrial asset located in the Bayview district of San Francisco. The property consists of ten warehouse buildings totaling approximately 52,500 square feet situated on a single parcel spanning the majority of a city block. The buildings feature steel-framed construction with roll-up loading doors and are configured for flexible industrial and production uses.

The asset is 100% leased, with several tenants occupying space on short-term arrangements. This structure creates immediate potential for rent growth and operational repositioning. In addition to current income potential, the property benefits from PDR-2 zoning and a 3.0 Floor Area Ratio, allowing for up to approximately 157,500 square feet of potential development. Institutional investors and developers rarely have the opportunity to acquire urban industrial land of this scale within San Francisco city limits.

1430 Yosemite Avenue therefore represents a compelling opportunity to secure a strategically located industrial campus with significant long-term value creation potential.



Site Characteristics

The property benefits from approximately 625 feet of combined frontage along three streets:

- Yosemite Avenue
- Wallace Avenue
- Ingalls Street

This configuration provides excellent access and redevelopment flexibility.



Property Specifications

ADDRESS	1430 Yosemite Avenue San Francisco, CA 94124
APN	Block 4831 Lot 008
TOTAL SIZE	52,500 +/- sqft
BUILDING SIZES	2,500 - 5,000 +/- sqft
YEAR BUILT	1960
NUMBER OF BUILDINGS	Ten
OCCUPANCY	92%
HEIGHT LIMIT	40 Feet
ZONING	PDR-2

Market Overview

San Francisco Industrial Market

Industrial real estate within San Francisco remains extremely supply constrained, driven by:

- Limited land availability
- Strict zoning regulations
- Strong demand from urban logistics and service industries

As a result, well-located industrial properties continue to command strong tenant demand and long-term appreciation potential.

The Bayview submarket remains one of the few areas where large-scale industrial properties still exist, making assets such as 1430 Yosemite particularly valuable.

Location Overview

Bayview District – San Francisco

The Bayview neighborhood serves as the core industrial district within San Francisco, hosting a diverse range of businesses including:

- Logistics operators
- Manufacturing firms
- Contractors and construction services
- Creative production companies

The district continues to attract significant private investment and redevelopment activity, positioning Bayview as a key growth corridor within the city. Its location near major transportation routes and port infrastructure supports both regional distribution and local industrial demand.



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